

**NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY**

**INCOME LIMITS AND MAXIMUM RENTS FOR PROJECTS  
PLACED IN SERVICE ON OR BEFORE DECEMBER 31, 2008**

The counties listed below are subject to Section 3009(a)(E)(ii) of the Housing and Economic Recovery Act of 2008 (Public Law 110-289), which defines projects in service in either 2007 or 2008 as "HUD Hold Harmless Impacted project(s)". These project(s) are given special income limits as defined in part (a)(E)(ii)(II) of Section 3009.

Projects in all other counties should continue to use HUD's Section 8 income limits as before.

**COUNTY Bergen**

	EFFECTIVE 03/19/09		MEDIAN INCOME (AMI) 91,200					
	----- INCOME LIMITS BY HOUSEHOLD SIZE -----							
	1	2	3	4	5	6	7	8
50% AMI	32,150	36,700	41,300	45,900	49,550	53,250	56,900	60,600
60% AMI	38,580	44,040	49,560	55,080	59,460	63,900	68,280	72,720
140% AMI	90,020	102,760	115,640	128,520	138,740	149,100	159,320	169,680
	-- MAXIMUM GROSS RENTS BY BEDROOM SIZE --							
	0	1	2	3	4	5	6	
50% AMI	803	860	1,032	1,193	1,331	1,468	1,606	
60% AMI	964	1,032	1,239	1,431	1,597	1,762	1,927	

**COUNTY Essex**

	EFFECTIVE 03/19/09		MEDIAN INCOME (AMI) 87,600					
	----- INCOME LIMITS BY HOUSEHOLD SIZE -----							
	1	2	3	4	5	6	7	8
50% AMI	30,850	35,300	39,700	44,100	47,650	51,150	54,700	58,200
60% AMI	37,020	42,360	47,640	52,920	57,180	61,380	65,640	69,840
140% AMI	86,380	98,840	111,160	123,480	133,420	143,220	153,160	162,960
	-- MAXIMUM GROSS RENTS BY BEDROOM SIZE --							
	0	1	2	3	4	5	6	
50% AMI	771	826	992	1,146	1,278	1,411	1,543	
60% AMI	925	992	1,191	1,376	1,534	1,693	1,852	

The information contained in this chart was compiled from information derived from the United States Department of Housing and Urban Development and is intended solely as a courtesy to assist project owners. NJHMFA is not responsible for any errors contained in this chart, typographical or otherwise. Owners are independently responsible for charging rents which do not exceed the rent restrictions prescribed under federal law for low income housing tax credits, notwithstanding the information contained in this chart.

**NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY**

**INCOME LIMITS AND MAXIMUM RENTS FOR PROJECTS  
PLACED IN SERVICE ON OR BEFORE DECEMBER 31, 2008**

The counties listed below are subject to Section 3009(a)(E)(ii) of the Housing and Economic Recovery Act of 2008 (Public Law 110-289), which defines projects in service in either 2007 or 2008 as "HUD Hold Harmless Impacted project(s)". These project(s) are given special income limits as defined in part (a)(E)(ii)(II) of Section 3009.

Projects in all other counties should continue to use HUD's Section 8 income limits as before.

COUNTY    **Mercer**

	EFFECTIVE 03/19/09	MEDIAN INCOME (AMI)						90,100
	----- INCOME LIMITS BY HOUSEHOLD SIZE -----							
	1	2	3	4	5	6	7	8
50% AMI	32,400	37,050	41,650	46,300	50,000	53,700	57,400	61,100
60% AMI	38,880	44,460	49,980	55,560	60,000	64,440	68,880	73,320
140% AMI	90,720	103,740	116,620	129,640	140,000	150,360	160,720	171,080
	-- MAXIMUM GROSS RENTS BY BEDROOM SIZE --							
	0	1	2	3	4	5	6	
50% AMI	810	868	1,041	1,203	1,342	1,481	1,620	
60% AMI	972	1,041	1,249	1,444	1,611	1,777	1,944	

COUNTY    **Morris**

	EFFECTIVE 03/19/09	MEDIAN INCOME (AMI)						87,600
	----- INCOME LIMITS BY HOUSEHOLD SIZE -----							
	1	2	3	4	5	6	7	8
50% AMI	30,850	35,300	39,700	44,100	47,650	51,150	54,700	58,200
60% AMI	37,020	42,360	47,640	52,920	57,180	61,380	65,640	69,840
140% AMI	86,380	98,840	111,160	123,480	133,420	143,220	153,160	162,960
	-- MAXIMUM GROSS RENTS BY BEDROOM SIZE 1989) --							
	0	1	2	3	4	5	6	
50% AMI	771	826	992	1,146	1,278	1,411	1,543	
60% AMI	925	992	1,191	1,376	1,534	1,693	1,852	

The information contained in this chart was compiled from information derived from the United States Department of Housing and Urban Development and is intended solely as a courtesy to assist project owners. NJHMFA is not responsible for any errors contained in this chart, typographical or otherwise. Owners are independently responsible for charging rents which do not exceed the rent restrictions prescribed under federal law for low income housing tax credits, notwithstanding the information contained in this chart.

**NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY**

**INCOME LIMITS AND MAXIMUM RENTS FOR PROJECTS  
PLACED IN SERVICE ON OR BEFORE DECEMBER 31, 2008**

The counties listed below are subject to Section 3009(a)(E)(ii) of the Housing and Economic Recovery Act of 2008 (Public Law 110-289), which defines projects in service in either 2007 or 2008 as "HUD Hold Harmless Impacted project(s)". These project(s) are given special income limits as defined in part (a)(E)(ii)(II) of Section 3009.

Projects in all other counties should continue to use HUD's Section 8 income limits as before.

**COUNTY Passaic**

	EFFECTIVE 03/19/09		MEDIAN INCOME (AMI)		91,200			
	----- INCOME LIMITS BY HOUSEHOLD SIZE -----							
	1	2	3	4	5	6	7	8
50% AMI	32,150	36,700	41,300	45,900	49,550	53,250	56,900	60,600
60% AMI	38,580	44,040	49,560	55,080	59,460	63,900	68,280	72,720
140% AMI	90,020	102,760	115,640	128,520	138,740	149,100	159,320	169,680
	-- MAXIMUM GROSS RENTS BY BEDROOM SIZE --							
	0	1	2	3	4	5	6	
50% AMI	803	860	1,032	1,193	1,331	1,468	1,606	
60% AMI	964	1,032	1,239	1,431	1,597	1,762	1,927	

**COUNTY Sussex**

	EFFECTIVE 03/19/09		MEDIAN INCOME (AMI)		87,600			
	----- INCOME LIMITS BY HOUSEHOLD SIZE -----							
	1	2	3	4	5	6	7	8
50% AMI	30,850	35,300	39,700	44,100	47,650	51,150	54,700	58,200
60% AMI	37,020	42,360	47,640	52,920	57,180	61,380	65,640	69,840
140% AMI	86,380	98,840	111,160	123,480	133,420	143,220	153,160	162,960
	-- MAXIMUM GROSS RENTS BY BEDROOM SIZE --							
	0	1	2	3	4	5	6	
50% AMI	771	826	992	1,146	1,278	1,411	1,543	
60% AMI	925	992	1,191	1,376	1,534	1,693	1,852	

The information contained in this chart was compiled from information derived from the United States Department of Housing and Urban Development and is intended solely as a courtesy to assist project owners. NJHMFA is not responsible for any errors contained in this chart, typographical or otherwise. Owners are independently responsible for charging rents which do not exceed the rent restrictions prescribed under federal law for low income housing tax credits, notwithstanding the information contained in this chart.

**NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY**

**INCOME LIMITS AND MAXIMUM RENTS FOR PROJECTS  
PLACED IN SERVICE ON OR BEFORE DECEMBER 31, 2008**

The counties listed below are subject to Section 3009(a)(E)(ii) of the Housing and Economic Recovery Act of 2008 (Public Law 110-289), which defines projects in service in either 2007 or 2008 as "HUD Hold Harmless Impacted project(s)". These project(s) are given special income limits as defined in part (a)(E)(ii)(II) of Section 3009.

Projects in all other counties should continue to use HUD's Section 8 income limits as before.

COUNTY      Union

	EFFECTIVE 03/19/09		MEDIAN INCOME (AMI)		87,600			
	----- INCOME LIMITS BY HOUSEHOLD SIZE -----							
	1	2	3	4	5	6	7	8
50% AMI	30,850	35,300	39,700	44,100	47,650	51,150	54,700	58,200
60% AMI	37,020	42,360	47,640	52,920	57,180	61,380	65,640	69,840
140% AMI	86,380	98,840	111,160	123,480	133,420	143,220	153,160	162,960
	-- MAXIMUM GROSS RENTS BY BEDROOM SIZE --							
	0	1	2	3	4	5	6	
50% AMI	771	826	992	1,146	1,278	1,411	1,543	
60% AMI	925	992	1,191	1,376	1,534	1,693	1,852	

The information contained in this chart was compiled from information derived from the United States Department of Housing and Urban Development and is intended solely as a courtesy to assist project owners. NJHMFA is not responsible for any errors contained in this chart, typographical or otherwise. Owners are independently responsible for charging rents which do not exceed the rent restrictions prescribed under federal law for low income housing tax credits, notwithstanding the information contained in this chart.